

P&Z / BUILDING DEPARTMENT FEBRUARY 2017 MONTHLY REPORT

P&Z COMMISSION MEETING FEBRUARY 28, 2017

Present: Planning and Zoning Commissioners Sarah Murphy, Ken Collins, Toby Spencer, Debi Renfroe, John Reeves, and Derryl Anderson

Staff members present: Director of Planning and Zoning Jahnee Prince, Senior Planner Julie Brown, City Planner La Shawn Gardiner, Planner Reginald James, Deputy City Clerk Valerie Glass

1. Approval of minutes from January 28, 2017 Meeting. – *Motion to Approve – Collins, Second Anderson. Approved unanimously.*

OLD BUSINESS

2. Fayette Ventures, LLLP., Hwy 92 & Jimmy Mayfield Blvd., Parcel ID Number 0517-025. Annexation & Rezoning Request for 29.63 acres from Fayette County R-40 to City of Fayetteville R-THC PUD to develop a residential community. File# 16-022 (Revised Plan). – *Motion to Table until litigation is done- Collins, Second Anderson. Approved unanimously.*

3. Fayette Ventures, LLLP.; Hwy 92 & Jimmy Mayfield Blvd.; Parcel ID Numbers 0517-028, 0518-118, 0518-0119, 0518-0120, 0518-0121. Rezoning Request for approximately 69 acres from OS, C-3 to R-THC PUD. File# 16-023 (Revised Plan). – *Motion to Table until litigation is done- Collins, Second Anderson. Approved unanimously.*

NEW BUSINESS

4. Carl J. Mowell & Son Funeral Home, 180 North Jeff Davis Drive, Parcel ID Number 0523-010597. Special Exception request to allow a funeral home with crematory in a C-2 zoning district. File # 17-001. *Motion to Approve special exception request Anderson, Second Collins with friendly amendments to not operate on Sunday and only operate one retort. For: Anderson, Collins Opposed: Spencer, Renfroe, Reeves Motion failed 2-3-0 Chair Murphy made a motion to Deny special exception request, Second Spencer For: Spencer, Renfroe, Reeves Opposed: Anderson, Collins Motion carried 3-2-0*

5. The Shops @ Lafayette, 139 Glynn Street South, Parcel ID Number 0523-01036. Revised elevations with second floor for residential units. File # 17-002. *Motion to Approve – Renfroe, Second Spencer with friendly amendments to work with staff on final color approval. Approved unanimously.*

6. Temp Davis, 405 Burch Road, Parcel ID Number 0522-17012. Variance request to reduce the required 30-foot front yard setback on a minor street in R-30/PUD zoning district to 15 feet. File # 17-003. – *Motion to Approve variance request-Collins, Second Anderson. Approved unanimously.*

7. Bishop-Thiem, 260 1st Manassas Mile, Parcel ID Number 0516-016. Amendment to Special Exception Condition #8 that “All septic materials awaiting treatment onsite will be stored in sealed storage or sealed truck until they are loaded into the dewatering cylinders.” To allow for storage of septic materials in standalone facilities. File # 15-024 -*Motion to Table until next month’s meeting to work out engineering and design issues. - Collins, Second Anderson. Approved unanimously.*

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P&Z COMMISSION MEETING FEBRUARY, 2017 *(continued)*

8. AT&T Services, Inc., 175 Lee Street, Parcel ID Number 0523-02003. Fence application. [Motion to Table until next month –Anderson, Second Renfroe Approved unanimously.](#)

STAFF REPORTS

None

ART & ARCHITECTURAL ADVISORY COMMITTEE ACTIVITY FEBRUARY 2, 2017

AGENDA

The Shops @ Lafayette- 139 North Glynn Street

Architectural Review- Elevation Plans /Addition of second story residential units to the previously approved retail center.- [Recommend approval with revised plan showing four uncovered balconies and four Juliet balconies on the front of the building \(Hwy 85 side\) and 2 uncovered balconies on the rear side of the building \(parking lot side\). Architectural details for the upper level shall closely mimic the architectural details of the previously approved lower level.](#)

Previously approved Materials & Colors:

Brick: Savannah Grey – middle and 2 end caps

Brick: Artisan Antique – 2nd & 4th suites

Doors & Trim: Middle Suites/- SW2853 -New Colonial Yellow

Doors & Trim: End Caps/ - SW0024- Curio Gray

Doors & Trim: 2nd & 4th suites/ -SW2803- Rookwood Terra Cotta

All Awnings: Galvalume Silver

Black Gooseneck Lights

Margarita Momma's Bourbon St Grille -119 East Stonewall Avenue

Sign Review- Wall Sign & Blade Sign

Wall Sign: [Sign resubmittal approved as presented.](#)

Base: Signabond (aluminum composit)

Backer: ¼" Black aluminum with ½" spacers

Sign: 1/8 " aluminum adhered to backer

Colors:

Letters: Black, White and Cherry Wine #2080

Flowers: Benjamin Moore HC-122 Barrington Green, Benjamin Moore HC-4 Hawthorne Yellow and Cherry Wine #2080

Surfboard: Benjamin Moore HC-75 Maryville Brown, Benjamin Moore HC-74 Vally Forge Brown

Background: Benjamin Moore HC-153 Marlboro Blue

Parrot: Benjamin Moore HC-156 Blue, Valspar1010-1 Lafonda Fireberry Red

Drink: Chrome Green

Blade Sign: Colors are the same as wall sign

[Denied as submitted - Blade sign exceeds the allowable square feet limit per code.](#)

[Applicant can resubmit blade sign with reduced size or apply for a sign variance.](#)

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ART & ARCHITECTURAL ADVISORY COMMITTEE ACTIVITY 2-2-2017(CONTINUED)

AT&T Services, Inc.- 170 &175 Lee Street

Fence Review: Appliant is seeking approval for the addition of two fences on the empty lot located at 175 Lee Street. -[Recommend Denial as submitted](#)

6' chain link fence with 3 strands of barbed wire would be attached to the AT&T building (southwest side) and run behind the Masonic Lodge turning east running along the Fayette County Histroical Society to meet the 8' wooden dogear stockade fence at Lee Street.

8' wooden dogear stockade fence would be attached the the AT&T building (southeast side) and run the length of the property on Lee Street.

Conditions:

[Building line for fence installation starts at edge of exisiting structure and continues in straight line per Sec 94-401- Walls and Fences.](#)

[A 36-inch high brick wall should be installed around the property perimeter per Sec 94-193 General Standards with a 6 foot wooden dogear fence on top of the brick wall.](#)

[Brick columns should be placed between every 2-3 fence panels \(every16-24 feet\) to provide architectural detail and break up the long expanse of fence.](#)

[The 6 foot chain link fence with barbed wire to be installed inside the wooden fence shall not be visible from any street.](#)

[Landscaping shall be installed as required per Sec. 42-72 -Other buffer and landscaping standards.](#)

ART & ARCHITECTURAL ADVISORY COMMITTEE ACTIVITY FEBRUARY 9, 2017

AGENDA

The Meridian @ Lafayette- 675 West Lafayette Avenue

Sign Review- Two wall signs, one ground sign

Wall Sign: Lanier Avenue & Sharon Drive –Font: Sackers Gothic

Colors:

Face: White, Sherwin Williams-7057 Silver Strand

Letters & Border: Sherwin Williams-7069 Iron Ore

*Paint colors submitted are not historic colors.

Committee Recommendations:

[Use Sherwin Williams Ambler Slate CW-685 instead of \(P3\) PMS Cool Grey for the letters and border.](#)

[Committee member Derryll Anderson indicated the selected sign colors are steering on the safe side. She would prefer colors that grabs the attention or pop out at people as they are driving by.](#)

Wall Sign: Club House- [Approved with recommendations](#)

Font: Sackers Gothic

Colors: Architecture Review

Face: White, Sherwin Williams-6751 Refresh

Letters & Border: Sherwin Williams-7069 Iron Ore

*Paint colors submitted are not historic colors.

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ART & ARCHITECTURAL ADVISORY COMMITTEE ACTIVITY 2-9-2017(CONTINUED)

Committee Recommendations:

Use Sherwin Williams Galt Blue CW 560 instead of PMS Green 0921 C.

Use Sherwin Williams Ambler Slate CW 685 instead of PMS Cool Grey for letters and border.

Monument Sign: Main Entrance- **Approved with recommendations**

Font: Sackers Gothic

Base: Brick with white aluminum cap

Colors:

Upper Face: White, Sherwin Williams-6751 Refresh

Upper Letters & Border : Sherwin Williams-7069 Iron Ore

Lower Face: Sherwin Williams-7069 Iron Ore

Lower Letters: White

*Paint colors submitted are not historic colors.

Committee Recommendation:

Use Sherwin Williams Galt Blue CW 560 instead of PMS Green. Use Sherwin Williams Ambler Slate CW 685 instead of PMS Cool Grey for the letters and borders.

Comments: Brian Wismer recommended Historic color Balt Blue CW 560 in place of the non-historic SW 6751 Refresh PMS Green for the face color on the monument sign and clubhouse.



P&Z / BUILDING DEPARTMENT FEBRUARY 2017 MONTHLY REPORT

	RETAIL	INDUSTRIAL	OFFICE
2nd Q 2016	6.52%	5.00%	12.82%
3rd Q 2016	6.50%	5.00%	10.04%
4th Q 2016	6.50%	5.00%	10.04%
1st Q 2017	6.50%	5.00%	9.70%

Overall Vacancy Rate = 7.09%

Projects Reviewed by the Planning and Zoning Commission			
Project Type	February 2017	2017 YTD Total	2016 YTD Total
Annexation and Rezoning	0	0	0
Rezoning	0	0	0
Preliminary Plat	0	0	2
Site Development Plan	0	0	2
Elevation Plan	1	2	2
Variance	1	2	1
Special Exception	1	1	2
Amendment to the Zoning Ordinance	0	0	2
Amendments to other ordinances or Bylaws	0	2	1
Comprehensive Plan Text or Future Land Use Map Update	0	0	0
Totals	3	7	12

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BUILDING PERMIT ACTIVITY REPORT

FEBRUARY 2017

FEES COLLECTED				
		THIS MONTH	YEAR TO DATE 2017	YEAR TO DATE 2016
78	Permits/Inspection Fees	\$27,550.42	\$41,674.32	\$47,528.80
4	Impact Fees	\$34,141.84	\$55,263.28	\$11,366.04
82	TOTALS	\$61,692.26	\$96,937.60	\$58,894.84

NEW RESIDENTIAL ACTIVITY			
	FEBRUARY-2017	YEAR TO DATE 2017	YEAR TO DATE 2016
New Single Family Permits Issued	3	3	8
Single Family CO's Issued	0	3	3

FORECLOSURE STATISTICS

2011		
	Total	Avg
Listed	315	26.3
Actual	109	9.08

2012		
	Total	Avg
Listed	233	19.4
Actual	74	6.17

2013		
	Total	Avg
Listed	149	12.4
Actual	48	4

2014		
	Total	Avg
Listed	70	5.83
Actual	33	2.75

2015		
	Total	Avg
Listed	77	6.42
Actual	40	3.33

2016		
	Total	Avg
Listed	29	2.42
Actual	7	0.58

[illegible]

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SUBDIVISION LOTS PERMIT STATUS 2000 - 2/28/2017

SUBDIVISION	DATE OF PLAT APPROVAL	NUMBER OF LOTS APPROVED	NUMBER OF LOTS PERMITTED	NUMBER OF LOTS LEFT
Stonebriar West Phase II	March 1998	45	37	8
The Villages at Lafayette	January 2002	173	106	67
Sheffield Estates	September 2002	92	92	0
Bates Avenue Tract	January 2003	19	19	0
Farrer Woods	June 2003	51	40	11
Legends at Redwine	July 2003	35	35	0
Sutherland Farms	November 2003	46	46	0
Clifton Lakes	December 2003	30	29	1
Heaton Lakes	February 2004	31	31	0
Summit Point	March 2004	50	50	0
Bellemeade	May 2004	88	88	0
Brookview Estates	July 2004	38	38	0
Sparrows Cove	November 2004	18	18	0
Emory Springs	November 2004	71	71	0
Dickson Springs	August 2005	49	48	1
Pye Lake Estates	October 2005	12	12	0
Grove Park	March 2006	60	60	0
Logan Park	May 2006	48	48	0
Oakleigh Manor	October 2016	77	7	70
TOTAL	TOTALS	1033	875	158

2 Single Family Permits issued in Oakleigh Manor